

ORDINANCE NO. Z-05-09-08-10C4

AN ORDINANCE AMENDING CHAPTER 11, SECTIONS 11.501 AND 11.802, CODE OF ORDINANCES (1995 EDITION), CITY OF ROUND ROCK, TEXAS, TO AMEND LOADING SPACE REQUIREMENTS; TO AMEND THE DEFINITION FOR "LOADING DOCK" AND ADD THE DEFINITIONS FOR "LOADING SPACE" AND "SERVICE AREA"; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROUND ROCK, TEXAS:

I.

Chapter 11, Section 11.501(4)(b)(vi), Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to read as follows:

11.501 LANDSCAPING

(4) Compatibility

(b) Screening

(vi) Loading Docks and Loading Spaces

1. All loading docks shall be screened by means of the following screening and landscaping elements:
 - A. Decorative masonry wall (minimum six feet [6'0"] in height). If the wall includes a gate, it shall be constructed with an opaque non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot; and
 - B. One medium tree per thirty (30) linear feet of wall constructed (75% of selected trees shall be of an evergreen species); and
 - C. One small tree per fifteen (15) linear feet of wall constructed (75% of selected trees shall be of an evergreen species); and
 - D. One large shrub per four (4) linear feet of wall constructed.
2. All loading spaces within a street yard shall be screened by means of the following screening and landscape elements:

- A. Decorative masonry wall (minimum six feet [6'0"] in height). If the wall includes a gate, it shall be constructed with an opaque non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot; or
- B. Alternative landscape screening to ensure screening from the right-of-way, as approved by the Zoning Administrator in accordance with Section 11.501(4)(b)(vii) and 11.501(5).

II.

Chapter 11, Section 11.802, Code of Ordinances (1995 Edition), City of Round Rock, Texas, is hereby amended to amend the definition for "loading space" and to add the definitions for "loading dock" and "service area" as follows:

11.802 DEFINITIONS

- Loading dock A sorting, loading or staging platform area and any loading space associated with the platform used by vehicles for the purpose of loading and unloading merchandise or materials. Also, includes truck wells and dock lifts.
- Loading space An off-street space used for the parking of a vehicle that exceeds thirty-five (35) feet in length to load or unload merchandise or materials at locations other than primary public entrances.
- Service area The area on site used by a business to service the building with deliveries or other necessary services associated with the maintenance and operation of the building and may include, but is not limited to a loading space, loading dock, outdoor storage, trash dumpster and mechanical equipment.

III.


A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ and APPROVED on first reading this the ____ day of _____, 2005.

READ, APPROVED and ADOPTED on ^{first}~~second~~ reading this the 8th day of September, 2005.



NYLE MAXWELL, Mayor
City of Round Rock, Texas

ATTEST:



CHRISTINE R. MARTINEZ, City Secretary

DATE: September 1, 2005

SUBJECT: City Council Meeting – September 8, 2005

ITEM: 10.C.4. Consider an ordinance concerning proposed amendments to Chapter 11, Zoning, Code of Ordinances, (1995 Edition), regarding loading spaces requirements. (First Reading)

Department: Planning and Community Development Department

Staff Person: Jim Stendebach, Planning and Community Development Director

Justification:

Staff proposes to establish separate screening requirements for loading spaces. This provision was not included with the 2002 adoption of the Zoning Ordinance. Instead, standards were included for loading docks only. This has proved problematic when reviewing for surface loading spaces rather than actual elevated "docks".

Currently, Section 11.501 (4) (b) (vi) (1) of the Zoning Ordinance lists screening requirements for loading docks. To summarize, the requirements include the construction of a masonry wall as well as the provision of trees and shrubs.

Proposed Section 11.501 (4) (b) (vi) (2) adds screening requirements for loading spaces. The requirements are triggered only when proposed loading spaces are within a street yard. To summarize, the requirements include either the construction of a masonry wall or the provision of alternative screening as approved by the Zoning Administrator.

In addition to the items above, the terms "loading dock" and "loading space" are further distinguished by providing a definition for loading dock. Loading space is currently defined in the ordinance glossary, but loading dock is not.

Finally, a definition for "service area" is included along with this set of amendments. The existing ordinance provides special screening standards for service areas where the following items are grouped together: trash receptacles, loading docks, loading spaces, outdoor storage and mechanical equipments. The definition of service area was not included in the original ordinance.

Funding:

Cost: N/A

Source of funds: N/A

Outside Resources: N/A

Background Information:

The amendments attempt to resolve a number of recurring issues staff has encountered since the adoption of the Zoning Ordinance in May 2002. Please see above justification.

Public Comment:

Public Notice and a public hearing were held in accordance with the City of Round Rock's Zoning Ordinance. A Public hearing was held on July 13, 2005, at the regular meeting of the Planning and Zoning Commission.